

# Minutes

## Elwood Town Planning Commission

Tuesday, April 2, 2024

The Board of the Planning Commission of Elwood Town met at the Elwood Town Hall, 5235 West 8800 North, Elwood, Utah, at 7:00 P.M. on Tuesday, April 2, 2024.

The following members were present constituting a quorum: Curtis Crouch, Phil Shimek, Britton Hayden, Kevin Hall, Tyler Pugsley.

OTHERS PRESENT: Brandon Green(Jones & Associates)via zoom, Scott Goodliffe(Town Council Rep), Karolina Munns(Planning Commission Secretary), Garth Day, DeVere Hansen.

### Welcome

The meeting started at 7 pm. Commissioner Shimek offered a prayer and Commissioner Hall led with the pledge.

### Minutes

- March 19, 2024 - Commissioner Shimek made a motion to accept minutes, Commissioner Hayden seconded, all in favor, motion passed.

### Town Council Update - Scott Goodliffe

- No Update

### Zoning Administrator Update – Brandon Green

- There is a project starting near RV Center, and another inquiry by the Maverick

### Public Comments

- “Resident(s) attending this meeting will be allotted 3(three) minutes to express a concern or ask a question about any issue that is **NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.” stated by Commissioner Hamson.

- Kevin Hall commented about the ‘standard lot’ wording in the ordinances and the definition with that. Brandon Green, Jones & Associates had provided a common definition via email of, “Additionally, I was asked to provide some clarification to the term “Standard Lot” as referred to in the ordinances. I did a review of the ordinance, but I was not able to locate where this reference is being made. However, the term ‘Standard Lot’ is used as a general term in Planning and Zoning. A standard lot would be a lot that meets the zoning requirements for the zone in which the lot is located. (i.e. frontage, lot size, setbacks, front, rear, and side yards, etc.) A “non-standard” or an “irregular lot” is often identified in zoning ordinances to help clarify what a “standard lot” is and what a “irregular lot/gore shaped lot” is. Most ordinances identify a “standard lot” as one that has a front lot line, a rear lot line, and two side lot lines. Lots with more than 4 lot lines could be considered an “irregular lot” which may require the developer to identify the front, rear, and side lot lines and to also identify the buildable area of the lot.”

## **Commission Business**

- Action Item A: Recommend to Town Council - Preliminary Plan, The Estates at Riverview Subdivision 9350 N 5600 W. Garth Day, Heritage Land Development discussed his preliminary plan. He questioned the commission on curb and gutter. The plans state a landscape drainage swell in place of curb and gutter. The ordinance requires curb and gutter. Brandon Green commented that he feels that the issues discussed can be worked through and we can give preliminary approval recommendation to town council. Tyler Pugsley commented that if the town has finances to do a road study and all looks well, then have the developer put the curb and gutter in, otherwise calculate an amount that the developer will pay and take that in for future curb and gutter. Commissioner Shimek commented that if a landscape drainage swell is decided on then terms need to be added to a CC&R that the swell not be filled in by a future homeowner to prevent the drainage swell from doing its job. Commissioner Hayden asked if curb and gutter was put in would the drainage collected be managed by the current detention by lot 8. Garth Day stated that adjustments could be made to accommodate depending on what method was used. The town council needs to take into account what we know about our land and how it drains. Commissioner Hayden motioned to recommend to town council Preliminary Plan for The Estates at Riverview Subdivision 8 lots and also recommend using the drainage swell in lieu of curb and gutter for the frontage lots only with consideration for a fee from the developer for the city to hold for future curb and gutter installation. The commission also recommends that CC&Rs state that landowners the landscape swell is not altered/filled in. Commissioner Hall seconded the motion, all in favor, motion passed.

- Commissioner Crouch closed the commission meeting, and moved into the work portion

## **Work Meeting**

- Discussion Item A: General Plan Update Schedule. Commissioner Hayden reviewed the Gantt Chart/timeline to get the General Plan Update through the final stages. The plan states that the Town Council and Planning Commission will meet together at our next meeting, April 16th to review and comment on the draft of the general plan.
- Discussion Item B: Ordinance Revision - Schedule of Uses 155.126 tabled

## **Adjourn Meeting**

Commissioner Shimek motioned to adjourn the meeting at 8:42 pm, and Commissioner Hayden seconded, all in favor, motion passed.